



REZONING

September 21, 2006

FILE: RZ 06-09-04

R-3 to S-1

Property Information	
Tax ID	Tax Map 082A Parcels 105, 105A, and 106
Location/address	313 Baston Road
Parcel Size	±.1.5 acres
Current Zoning	R-3 (Single Family Residential)
Existing Land Use	Single family residential
Future Land Use	Property is located within the Tier Two Baston node
Request	S-1 (Special District)
Commission District	District 2 (Ford)
Recommendation	Tabling at the Request of the Petitioner for 2 weeks

Summary and Recommendation

This item was tabled at the September 7, 2006 meeting by the Planning Commission in order for the applicant and staff to work on issues raised at the meeting. Further conversations with the engineer of record indicated that additional time was needed to address the issues raised. Additionally, Mr. Woodcock, the headmaster of the school, scheduled a meeting with staff to discuss the rezoning on Friday, September 15, the date of the mail out to Planning Commission members. At the time of the preparation of the Commissioner packets, staff has no further clarification or information to relay to the Planning Commission.

The Planning Commission will recall there was considerable opposition at the public hearing resulting from the school's usage of the substandard adjoining residential streets for truck deliveries, cross country and other outdoor activities, and free use of the streets for daily school traffic. It was also discovered that the school has established a maintenance shop on properties that currently are zoned R-3, which constitutes a zoning violation.

Given the lack of additional information at this point, the applicant's options, in staff's opinion, are to request another tabling with assurance that they are prepared to address the issues raised at the last meeting with appropriate site plans, or withdraw the zoning request for the additional properties on Phillips Drive. Staff will keep the Planning Commission apprised of any further conversations and developments.

Augusta Christian Schools, owner, and Joel Woodstock, applicant, request the rezoning of approximately 1.5 acres from R-3 single family residential to S-1 special district. In addition, the application seeks revision of the existing S-1 property to allow for the construction of a field house and parking area. The total acreage of the ACS property is approximately 29 acres. The original site consisted of 26.5 acres, and was rezoned in 2002 from R-3 residential use to the present S-1. The rezoning in 2002 also included two

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additional parcels along Phillips Drive, and increased buffers from the neighboring Wexford subdivision to the north. In 2003, the S-1 zoning was amended to allow for relocation of some of the modular buildings and other improvements associated with the elementary school.

Since 2003, Augusta Christian has acquired three additional properties at 3625, 3627, and 3631 Phillips Drive. Two parcels remain in the hands of private owners between the front of the ACS property along Baston Drive, and its rear boundary along Lakeshore Loop. While the applicant does not have any current plans to make any improvements to the additional parcels, they do wish to have those properties combined with their other real estate and to have unified zoning on their property.

Interdepartmental Review

Conditions

Planning: All school related traffic must use entrances located along Baston Road, and that the rear entrance from the substandard residential streets may be used only in cases of emergency.

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
 - State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia EPD.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
3. Post-developed discharge must be less than pre-developed conditions through the 50-year storm

Water and Sewer: Map 082A Parcel 105A may require a sewage pumping station. If required, the Owner/Developer would be responsible for all costs to install a sewage pumping station.

Storm water: Permanent drainage and utility easements are required over all storm water infrastructure.

Construction and Maintenance: Access is to be approved by the County Engineering Department.

Comments

Water and Sewer: County water is available on a six inch line on Phillips Drive. County sewer is available on an eight inch line located on Phillips Drive. This project will not affect the capacity of existing water and sewer infrastructure.

Stormwater: There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.



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Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will not adversely affect the nearby neighborhood if proper conditions are attached to the S-1 zoning.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The proposed additional parcels could be used for residential use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services with conditions enumerated.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Rezoning to S-1 will provide uniform zoning of the Augusta Christian School properties, and its location within the Tier II Baston node is appropriate for this type of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.